



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE-ANN FLYNN PRESIDING  
JUNE 11, 2019  
9:00 A.M.**

**Staff Present:**

Katrina Jordan, Administrative Services Supervisor  
Tasha Williams, Administrative Assistant  
Yvette Ketor, Administrative Assistant  
Victoria Mack, Administrative Assistant  
Yvette Cross-Spencer, Administrative Assistant  
Francyne Webber, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Mario Carrasquel, Building Inspector  
Alejandro DelRio, Building Inspector  
Antonio Figueroa, Building Inspector  
Leonardo Martinez, Building Inspector  
Jorge Martinez, Building Inspector  
George Oliva, Chief Building Inspector

**Respondents and witnesses**

CE18052056: Matilda Kulik, representative  
CE19011506: Miguel Pilgrim, owner  
CE17050284; CE18111644: Courtney Crush, attorney  
CE19012325: Bradley Falk, owner  
CE19020456: David Carcache, property manager  
CE18111640: Sandra Murgula, owner  
CE19011293: Dru Melville, owner  
CE18041754: Fabian Rodriguez, property manager  
CE17060119: Efrem Knight, owner  
CE19011551: Hilary Browning Baskett, property manager; Francill Bindler, owner  
CE19020766: Dan Levy, owner; Joyce Levy, owner's wife  
CE18081914: Angelo Petreccia, owner  
CE19011947: Thomas Schwolow, owner  
CE19012109: George Costanzo, owner  
CE18111424: Ayleen Portuondo, power of attorney

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

**Case: CE17050284**

225 S FTL BEACH BLVD  
L & A BEACH HOLDINGS LLC

This case was first heard on 4/19/18 to comply by 5/31/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,750 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended a 30-day extension.

Courtney Crush, attorney, requested a 30-day extension.

Ms. Flynn granted a 30-day extension, during which time no fines would accrue.

**Case: CE19011947**

2021 SW 35 AVE  
SCHWOLOW, THOMAS

Service was via posting at the property on 5/20/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

13081642 BADDR1W ENCLOSURE INTO STORAGE ROOM 45 – C O

FBC(2017) 111.1.1

CERTIFICATE OF OCCUPANCY RELATED TO PERMIT NUMBER  
13081642 HAS NOT BEEN OBTAINED.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Thomas Schwolow, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18111424**

3410 GALT OCEAN DR # 1605N  
NEWSTEAD INTERNATIONAL INC.  
% GEORGE MORAITIS

This case was first heard on 3/12/19 to comply by 4/23/19. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$2,150 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$225 to cover administrative costs.

Ayleen Portuondo, power of attorney, agreed.

Ms. Flynn imposed a fine of \$225 for the time the property was out of compliance.

**Case: CE19012109**

2500 E COMMERCIAL BLVD

ALTO PROPERTY MANAGEMENT LLC

Service was via posting at the property on 5/14/19 and at City Hall on 5/28/19.

Antonio Figueroa, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

17111178 BSIGNWAL-E # D INSTALL ILLUM WALL

SIGN(PRONTO URGENT CARE)

18052656 BSIGNWAL-E # G ILLUMINATED WALL SIGN 26

SF -HAB DENTAL-

Inspector Figueroa presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

George Costanzo, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE17060119**

1041 SW 17 ST

V21 HOMES LLC

This case was first heard on 3/1/18 to comply by 4/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,600 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$550 to cover administrative costs.

Efrem Knight, owner, agreed.

Ms. Flynn imposed a fine of \$550 for the time the property was out of compliance.

**Case: CE18081914**

2000 NE 56 CT # 3

PETRECCIA, ANGELO PETRECCIA, DANAE

This case was first heard on 11/19/18 to comply by 12/31/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting a \$250 fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$250 to cover administrative costs.

Angelo Petreccia, owner, agreed.

Ms. Flynn imposed a fine of \$250 for the time the property was out of compliance.

**Case: CE19012325**

401 N FTL BEACH BLVD

CAPRI HOTEL LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

17052554 BALTCML COMMERCIAL BUILD OUT OF

RESTAURANT,EL VEZ

16041934 BALTCML PORTE COCHERE ARRIVAL TO RECEIVE

NEW WALL

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Bradley Falk, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19011293**

1012 SW 5 PL

MELVILLE, DRU & JOAN

Service was via posting at the property on 5/15/19 and at City Hall on 5/28/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

14031427 BWINDOWS REPLACE 10 WINDOWS 1 DOOR WITH  
SIDE LIGHTS

13110897 BCONREST RAISE GARAGE DOOR FLOOR AND MOVE  
CONCRETE STEPS

13092251 MEX/SUPFAN EXHAUST FAN BP13092245

13092250 ERESADD ELECTRICAL FOR REMODEL

BP13092245

13092249 PFIXREPLAC REPLACE FIXTURES BP13092245

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He said the owner needed to renew the permits and call for the required inspections.

Dru Melville, owner, said he had been told he needed to void the permits which he had done. Inspector Carrasquel agreed to meet with Mr. Melville to resolve the issue.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19020456**

637 NW 15 TER

BBT PROPERTIES OF SOUTH FLORIDA LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

18051236 BBOARDUPCR ATF: BOARDUP OF 40 WINDOWS AND  
16 WINDOWS

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

David Carcache, property manager, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19011506**

107 SW 6 ST  
TARE HOLDINGS LLC

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
18010227 ESERVICE REMOVING AND MOVING SERVICE

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Miguel Pilgrim, owner , agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18041754**

1019 W STATE ROAD 84  
WILLIAM WYLE SACKS TR  
%CASTO INVESTMENTS CO.

This case was first heard on 9/20/18 to comply by 11/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,650 and the City was requesting the full fine be imposed.

Jorge Martinez, Building Inspector, recommended reducing the fines to \$350 to cover administrative costs.

Fabian Rodriguez, property manager, agreed.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

**Case: CE18111640**

964 NW 24 AVE  
MURGULA, SANDRA K

This case was first heard on 3/12/19 to comply by 4/23/19. Violations and extensions

were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Sandra Murgula, owner, said the contractor had told her they were working on it and they were aware that a fine was running.

Alejandro DelRio, Building Inspector, recommended a 30-day extension

Ms. Flynn granted a 30-day extension, during which time no fines would accrue.

**Case: CE18111644**

234 ALMOND AVE

235 S FT LAUDERDALE BEACH LLC

This case was first heard on 3/12/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance. He recommended reducing the fines to \$550 to cover administrative costs.

Courtney Crush, attorney, thanked the City.

Ms. Flynn imposed a fine of \$550 for the time the property was out of compliance.

**Case: CE19011930**

2001 SW 23 AVE

CATER, MILTON

Service was via posting at the property on 5/14/19 and at City Hall on 5/28/19.

Antonio Figueroa, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

17071496 BDEMOINT INTERIOR DEMO

17071493 PSEWERCAP SEWER CAP

Inspector Figueroa presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19011915**

1913 NE 17 WAY

BUTLER, RONALD E

Service was via posting at the property on 5/17/19 and at City Hall on 5/28/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

18042428 BFENCEW SF BOARD WOOD FENCE 222 LF W/ 2

4X6 GATES

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19020030**

436 NE 3 AVE

KMAJCTL LLC

Service was via posting at the property on 5/16/19 and at City Hall on 5/28/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

18011593 BBARRIER TEMPORARY CONSTRUCTION FENCE

172LF

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE17100075**

2511 NW 27 AVE

TUNNAGE, LEROY L

Service was via posting at the property on 5/17/19 and at City Hall on 5/28/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

18-8.(g)

STRUCTURE HAS BEEN BOARDED BEYOND THE ALLOWABLE

TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(2) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

a. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

Inspector Martinez presented the case file into evidence and recommended ordering the owner to pull a permit within 60 days to repair or demolish the property or the City would demolish it at the owner's expense.

Ms. Hasan said the property had been boarded since 2007.

Ms. Flynn found in favor of the City and ordered the owner to pull a permit within 60 days to repair or demolish the property or the City would demolish it at the owner's expense.

**Case: CE18070344**

1712 SW 5 CT

SANDRA J GUARALDI 2011 REV TR

GUARALDI, SANDRA J TRUSTEE

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

9-1.(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION.

THERE'S A NEW PVC FENCE THAT WAS BUILT WITHOUT THE REQUIRED PERMITS AS PER THE FLORIDA BUILDING CODE BORA EDITION SECTION 105.1.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18101393**

233 SW 24 ST

KMB MCDONALD INC.

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

9-1.(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION.

THERE'S A NEW CANOPY THAT WAS INSTALLED WITHOUT THE REQUIRED PERMITS AS PER THE FLORIDA BUILDING CODE BORA EDITION SECTION 105.1.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE19012294**

3300 NE 36 ST # 205

MARILYN E LEWIS REV LIV TR

LEWIS, MARILYN E

Service was via posting at the property on 5/23/19 and at City Hall on 5/28/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

18042022 BKITCAB # 205 TUB TO SHOWER

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19020072**

460 N FEDERAL HWY

GADDIS PROPERTIES LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/28/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

15063602 BNEWCSM NEW 5 STORY GARAGE W/ RETAIL

FLOOR GARAGE TO BE

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19020766**

1551 NW 6 ST

CUT ON THIS LLC

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
18051988 BSIGNWAL ATF: PAINTED COMPANY SPONSORED  
MURAL

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19021258**

340 SAN MARCO DR  
340 SAN MARCO LLC

Service was via posting at the property on 5/23/19 and at City Hall on 5/28/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
18012306 BDEMOM DEMO EXISTING RESIDENCE 1664 SF  
AND POOL 16FT X

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19011311**

1033 NW 10 PL  
EL VIGNOBLE LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
12020937 BKITCAB ATF KITCHEN REMODEL

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19011327**

1100 SE 17 ST

FT LAUDERDALE ES HOTEL L L C

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

13071826 EMISCELL ELECTRIC HOOK UP FOR WATER PUMPS

BP13071820

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19011504**

101 NW 5 AVE

WALKER, MICHAELL

Service was via posting at the property on 5/22/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

12031170 BALTCSM AFT FACT INTERIOR REMODEL

WAREHOUSE OFFICE 6/6/14

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of

**Case: CE19011551**

1323 SE 17 ST # 641

SOUTHPORT RETAIL LLC

% PRINCIPAL REAL ESTATE INVESTOR

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

16120160 MACRPLL # 641 AC CHANGE OUT

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19011950**

209 N FTL BEACH BLVD 14B

SCHILLER, MARC S

Service was via posting at the property on 5/20/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

15122014 BKITCAB # 14B INTERIOR REMODEL, KITCHEN  
AND BATHROOM

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19012236**

2829 N FEDERAL HWY

JAEGERMEISTER I LLC % DANAC CORP

Service was via posting at the property on 5/17/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

17121753 BSIGNMULTI SIGNS(TESLA) 1ILLUM CHANNEL  
LETTER/1 ILLUM 2 FACED

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19012254**

305 S ANDREWS AVE  
ELEVATE ONE RIVER LLC

Service was via posting at the property on 5/22/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
18041210 PGASNAT ADD GAS LINE TO SPRINT BACKUP  
GENERATOR ON ROOF

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19012310**

333 LAS OLAS WAY # 2802  
HASAN, MIAN AHMED

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
18050434 BALTRLM # 2802 REPAIR DRYWALL INSTALL

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19012317**

3410 GALT OCEAN DR # PH4N  
ELHEFNAOUI, GABER

Service was via posting at the property on 5/23/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17041265 BALTR1M #PH4N REMODEL 1 KITCHEN AND 2  
BATHROOMS

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19012319**

350 SE 2 ST # 970  
THIEMAN, EDWARD T & SHARON

Service was via posting at the property on 5/21/19 and at City Hall on 5/28/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
18060151 MACRPLL #970 A/C CHANGE OUT WATER TO HEAT  
PUMP

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18040258**

5208 NE 24 TER # F115  
BURRUANO, SAMUEL

This case was first heard on 2/12/19 to comply by 3/12/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,350 and the City was requesting no fine be imposed.

George Oliva, Chief Building Inspector, recommended no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE18052056**

17 FORT ROYAL ISLE  
PLOCHOCKI, MALGORZATA & PLOCHOCKI, PIOTR

This case was first heard on 6/21/18 to comply by 8/23/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Jorge Martinez, Building Inspector, recommended reducing the fines to \$350 to cover administrative costs.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

**Case: CE18090520**

2619 SEA ISLAND DR  
EISEN, GRACE K EISEN, JEFFREY L

This case was first heard on 4/9/19 to comply by 5/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, recommended imposition of the fine.

Ms. Flynn imposed the \$1,700 fine, which would continue to accrue until the violations were corrected.

**Case: CE18091003**

611 SW 29 TER  
WILLIAMS, SHIRLEY ANN

This case was first heard on 2/12/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the violations were corrected.

**Case: CE18111168**

31 FIESTA WAY

TANGEL CORP

This case was first heard on 3/12/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$600 fine.

**Case: CE18112036**

125 N BIRCH RD # 304

PATRICE SOMERVILLE REV TR

This case was first heard on 3/12/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the violations were corrected.

**Complied, Closed, Withdrawn and Rescheduled Cases**

Ms. Flynn accepted pages 23 and 24 of complied, closed, withdrawn and rescheduled cases into the record.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

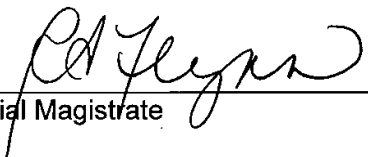
None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 9:36 A.M.

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate